

## Apartment Two-bedroom (3+kk)

Rented

86 m<sup>2</sup>, Prague 5, Jinonice, Kloudova



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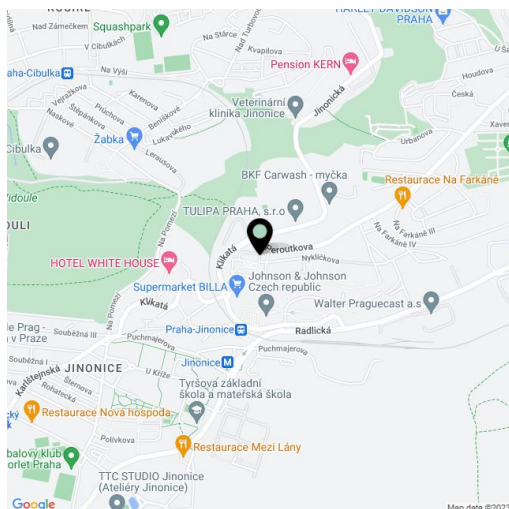
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Total area	99 m <sup>2</sup>
Floor area*	86 m <sup>2</sup>
Terrace	23 m <sup>2</sup>
Parking	Garage parking.
Garage	Yes
Cellar	Yes
PENB	A
Reference number	36911
Available from	Immediately

Brand new 2-bedroom flat in the Waltrovka project. Benefiting from 2 terraces, this furnished apartment is on the second floor in a new multi purpose residential project with underground parking and a variety of shops, services and restaurants. The project won the 2018 Real Estate Project of the Year award. It is located in a quiet green neighborhood with quick access to the city center, just a few min. walk from the Jinonice metro station. Conveniently located for the French and German international schools and the Anděl business district, within easy reach of green parks and multiple sports facilities including a golf course.

The apartment features a living room with a fully fitted kitchen and dining area, **terrace** accessible from the living room and kitchen, 2 bedrooms (one with access to the second **terrace**), a bathroom including a bathtub, toilet and two sinks, a separate toilet, utility room, and an entrance hall with built-in wardrobe.

High standard equipment, oak hardwood floors, tiles, **wooden floor on the terraces**, built-in wardrobes in the bedroom, security entry door, French windows, central heating, automatic external blinds, dishwasher, microwave oven, **cellar**. A **garage parking** space is included. Deposit for common building charges, water and heating CZK 4,500/month. Electricity is billed separately.



\* Area of the unit according to the Civil Code. The area consists of the sum total area of the entire unit bounded by perimeter walls.

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